

PLAT OF DEDICATION

FOR

ANDERSEN SPRINGS

A PLAT OF A PORTION OF THE W1/2 OF SECTION
29 & A PORTION OF THE SW1/4 OF SECTION 20
T.1 S. R. 5 E. G&S.R.B.&M., MARICOPA COUNTY, ARIZONA

86 101950

295-18
3-3-86

STATE OF ARIZONA } ss
County of Maricopa }
I hereby certify that the within
in accordance with the laws and re-
corded in the office of the
County Clerk
MAR 3 1986-3 22
in Book 295
on Page 18
Witness
seal the
Karl
By: Mark A. Voigt Mayor
Deputy Recorder

DEDICATION

State of Arizona s.s.
County of Maricopa s.s.

KNOW ALL MEN BY THESE PRESENTS: That AMCOR Investments Corporation, a California Corporation, (AMCOR), as Owner, does hereby publish this Plat of Dedication for Andersen Springs over the E. 1/2 of the S.W. 1/4 and the S.W. 1/4 of the S.W. 1/4 of Section 20 and the W. 1/2 of Section 29, all in T. 1 S., R. 5 E., G. & S. R. B. & M., Maricopa County, Arizona, EXCEPT therefrom the following described parcel: From the S.E. corner of the said W. 1/2, Section 29, measure thence N. 00° 45' 52" W. along the East line of the said S.W. 1/4, Section 29, a distance of 65.00 feet; thence S. 89° 08' 46" W. parallel to the South line of the said S.W. 1/4, Section 29, a distance of 40.00 feet to the point of beginning; thence continuing S. 89° 08' 46" W. 190.00 feet; thence N. 00° 45' 52" W. 229.26 feet; thence N. 89° 08' 46" E. 190.00 feet to a point 40.00 feet Westerly from the East line of the said S.W. 1/4, Section 29; thence S. 00° 45' 52" E. parallel to the said East line, a distance of 229.26 feet to the point of beginning. And, EXCEPT the following described parcel: From the S.E. corner of the said S.W. 1/4, Section 20, measure thence N. 00° 34' 39" W. along the East line of the said S.W. 1/4, Section 20, a distance of 65.00 feet; thence S. 89° 18' 53" W. parallel to and 65.00 feet Northerly from the South line of the said S.W. 1/4, Section 20, a distance of 100.00 feet to the point of beginning; thence continuing S. 89° 18' 53" W. 100.00 feet; thence N. 00° 34' 39" W. 238.03 feet; thence N. 89° 18' 53" E. 190.00 feet to a point 33.00 feet Westerly from the East line of the said S.W. 1/4, Section 20; thence S. 00° 34' 39" E. parallel to the said East line, a distance of 231.03 feet to a point, thence S. 44° 22' 07" W. 79.71 feet to the point of beginning. (ANDERSEN SPRINGS PROPERTY) and any future property which may be annexed or deleted pursuant to the Declaration of Covenants. Conditions and Restrictions and Easements which will be recorded against said property as shown and described, and hereby declares that said Plat of Dedication sets forth the location and gives the dimensions of the streets, tracts and easements, and that each street or tract shall be known by the name, number or letter given to each on said plat and that AMCOR hereby dedicates to the public for use as such the streets as shown on said Plat of Dedication and included in the above described premises. Easements are dedicated for the purposes shown. Tracts 1, 2, 3, 4 and Landscape tracts "A" through "O", inclusive are not dedicated for the general public use but shall be conveyed to, and maintained by, ANDERSEN SPRINGS COMMUNITY ASSOCIATION, INC., as indicated, for recreational and drainage use for the benefit of the owners and residents, (and their guests, invitees and agents) of ANDERSEN SPRINGS property; no dwelling units shall be constructed within the boundaries of said tracts. IN WITNESS WHEREOF: AMCOR Investments Corporation, a California Corporation, as Owner, has hereunto caused its corporate name to be affixed and the same to be attested by the signature of MARK A. VOIGT, its President, thereunto duly authorized.

AMCOR INVESTMENTS CORPORATION OWNER

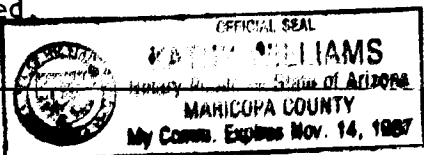
By: Mark A. Voigt

ACKNOWLEDGEMENT

State of Arizona s.s.
County of Maricopa s.s.

On this, the 16th day of January, 1986, before me, the undersigned officer, personally appeared MARK A. VOIGT, who acknowledged himself to be President of AMCOR Investments Corporation, a California Corporation, as Owner, and acknowledged that he, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF: I hereunto set my hand and official seal. My commission expires



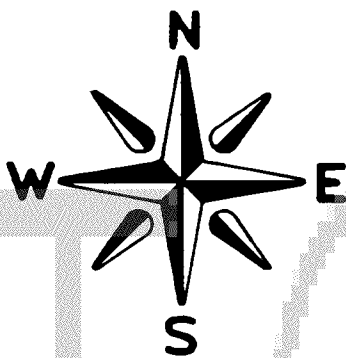
Harry Williams
Notary Public

DEVELOPER

AMCOR INVESTMENT CORP.
2735 E. CAMELBACK ROAD
PHOENIX, ARIZONA 85016
PHONE: 957-7170

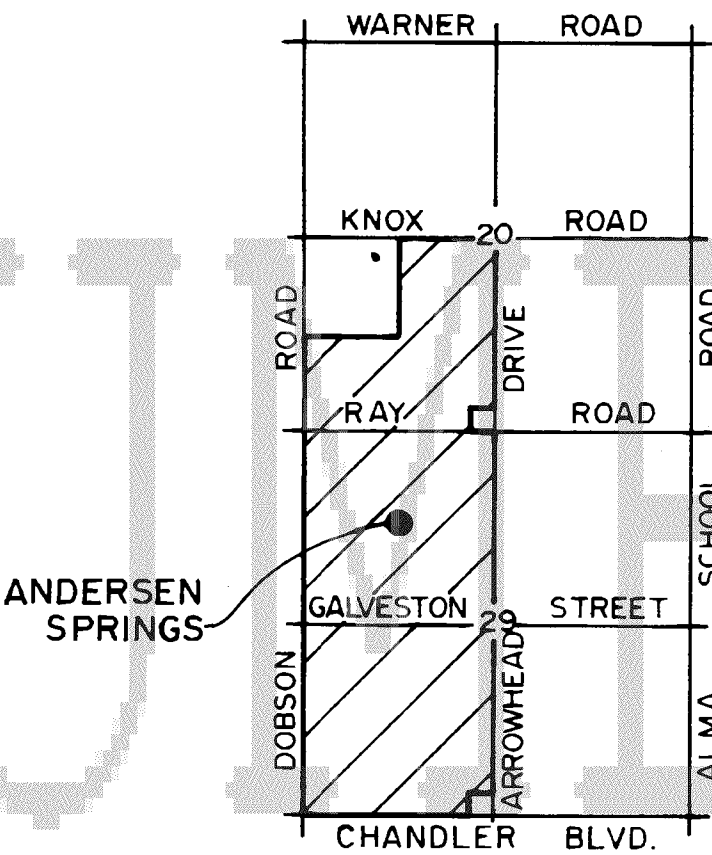
ENGINEER

CLOUSE ENGINEERING, INC.
3815 N. 32 ND STREET
PHOENIX, ARIZONA 85018
PAUL E. CLOUSE, R.P.E. #4135
PHONE: 955-4690

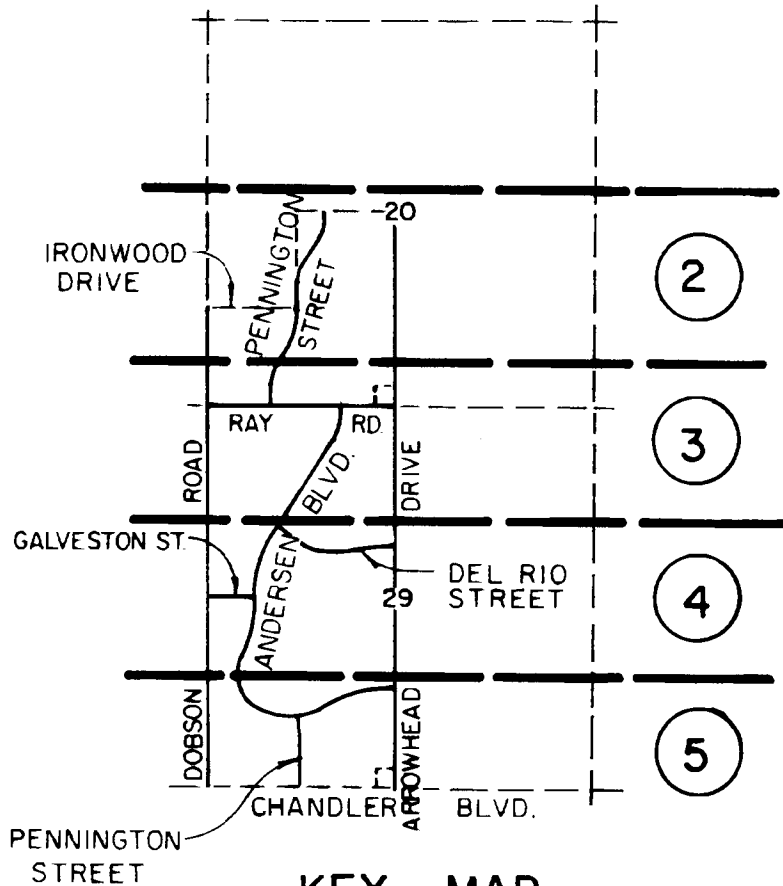


SCALE: 1"=100'
JOB NO. 840803
DATE: 1-15-86

CLOUSE ENGINEERING, INC.
ENGINEERS SURVEYORS
PHOENIX ARIZONA



VICINITY MAP



KEY MAP

○ - INDICATES SHEET NO.

APPROVAL

Approved by the Council of the City of Chandler, Arizona, this 12th day of September, 1985

By: W. Brooks Mayor Attest: Carolyn Dues Clerk

This is to certify that all engineering conditions and requirements of the Subdivision Code of the City of Chandler have been complied with and that the proposed development is located within an area designated as having an assured water supply, pursuant to Section 45-576, Arizona Revised Statutes.

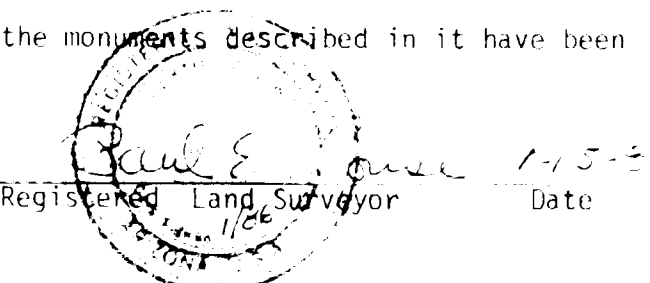
By: Bob Hall
City Engineer

I hereby certify that all streets shown upon this development conform to good land planning policies and are suitable for the purposes for which they are plotted.

By: Mike A. Tate
Planning Director

CERTIFICATION

This is to certify that the survey and development of the premises described and plotted hereon was made under my direction during the month of Nov., 1985, and that the plat is correct and accurate and that the monuments described in it have been located as described.



NOTES

- Indicates a corner of this development. Set 1/2" re-bar unless noted otherwise.
- Indicates public utility easement.
- All utilities and single phase electric lines are to be installed underground.
- Construction within public utility easements shall be limited to utility lines, wood, wire or removable section type fencing.
- L/S Indicates Landscape area.
- No structure of any kind be constructed or any vegetation be planted nor be allowed to grow within the drainage easements which would impede the flow of water over, under or through the easements.
- The City of Chandler may, if it so desires, construct and/or maintain drainage facilities on or under the land in the easements.

RATIFICATION AND APPROVAL OF PLAT

Lincoln Savings and Loan Association, a California State Chartered Savings and Loan Association, as lien holder, hereby ratifies, approves and dedicates the rights of way and tracts as plotted hereon and more specifically set forth within the dedication, as stated on said plat.

LINCOLN SAVINGS AND LOAN ASSOCIATION

By: Timothy P. Mureary

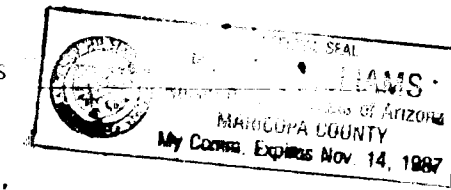
its Assistant Secretary

ACKNOWLEDGEMENT

State of Arizona s.s.
County of Maricopa s.s.

On this, the 16th day of January, 1986, before me, the undersigned officer, personally appeared Timothy P. Mureary, who acknowledged himself to be Assistant Secretary of Lincoln Savings and Loan Association, a California State Chartered Savings and Loan Association, as lien holder, and acknowledged that he, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF: I hereunto set my hand and official seal. My commission expires



Harry Williams
Notary Public

Basis of Bearings - South line of Knox East
Unit Seven, as recorded in book 287, page 41